



Old Lane

Pulford,
Chester, Cheshire CH4 9EW

£540,000

* PICTURESQUE RURAL LOCATION * SET IN APPROXIMATELY 1.669 ACRES * ANNEXE & BARN * Paddock * CLOSE TO THE VILLAGES OF PULFORD & LAVISTER * WITH PLANNING PERMISSION. A beautifully restored three bedroom semi-detached house with the advantage of a separate annexe, barn and paddock. The property, which originally formed part of The Grosvenor Estate, is located along Old Lane in Pulford and is set amidst wonderful countryside. The accommodation, which has recently been subject to a comprehensive scheme of modernisation and improvement, briefly comprises: entrance hall, cloakroom/WC, living room with cast-iron log burner, impressive open-plan dining kitchen with bi-folding doors to outside, utility room, first floor landing, three bedrooms and well appointed bathroom. The property benefits from oil fired central heating.

(...Continued) The Woodlands is approached via a gate gravelled driveway and is set within lawned gardens with an Indian stone flagged patio, a large paddock, brick-built barn, lean-to garage and a versatile annexe/studio with shower room. If you are looking for a period property in a rural location. Close to Chester, then we would strongly urge you to view.

LOCATION

The village of Pulford sits close to the Wales-England border and is home to a large hotel, the Grosvenor Pulford Hotel and Spa. The neighbouring village of Rossett is well served by schools, village shops and services with a local store, pharmacy, doctors' surgery and dentist. Road communications are excellent, being close to the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. Frequent bus services are available to both Wrexham and Chester. The Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports.

APPROXIMATE DISTANCES

Pulford $\frac{3}{4}$ miles, Rossett 2 miles, Chester 6 miles, Wrexham 8 miles, Wrexham Industrial Estate 8 miles, Mold 14 miles, Liverpool 28 miles, Warrington 28 miles, Liverpool John Lennon Airport 30 miles, Manchester Airport 39 miles, Conway 46 miles and Manchester 46 miles. (Source RAC Route planner)



AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

ENTRANCE HALL

1.85m x 1.63m (6'1" x 5'4")

Wooden panelled entrance door with double glazed inserts, exposed beam, double radiator with thermostat, stone flagged floor with recessed mat well, ceiling light point, smoke alarm and burglar alarm control pad. Stripped wooden panelled doors to the Downstairs WC, Living Room and Dining Kitchen.

DOWNSTAIRS WC

1.19m x 1.04m (3'11" x 3'5")

Low level WC and wall mounted wash hand basin with mixer tap and tiled splash-back. Double radiator with thermostat, stone flagged floor, recessed LED ceiling spotlight, extractor and wall cupboard housing the electric meter and electrical consumer board.

LIVING ROOM

4.70m x 3.28m (15'5" x 10'9")

Brick fireplace with stone flagged hearth and wooden mantel housing a Stovax wood burning stove, brick mullioned window overlooking the front, carbon monoxide alarm, recessed LED ceiling spotlight with dimmer switch control, oak floorboards, double radiator with thermostat and provision for wall mounted flat screen television.





KITCHEN/DINING ROOM

4.88m x 3.71m extending to 5.89m (16' x 12'2" extending to 19'4")

Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood effect work tops. Inset one and half bowl ceramic sink unit and drainer with chrome mixer tap. Free-standing Rangemaster range style cooker with ceramic five-ring induction electric hob, two ovens, grill, pan-drawer and a Rangemaster extractor above. Integrated Bosch dishwasher, built-in fridge, electric kick-board heater, recessed LED ceiling spotlights, mains connected heat alarm, two double radiators with thermostats, brick mullioned window to side, useful under stairs storage area, stone flagged floor, exposed beams and brickwork, ample space for dining table and chairs and bi-folding doors to the rear garden. Stripped wooden panelled door to the Utility Room and strip wooden panelled door leading to the staircase to the first floor.



UTILITY ROOM

2.26m x 1.91m (7'5" x 6'3")

Fitted worktops with plumbing and space for washing machine and space for tumble dryer beneath, fitted wall cupboards, space for tall fridge freezer, free standing worcester oil fired central heating boiler and double glazed window to side.

LANDING

Split-level landing with bespoke hand made metal balustrade, exposed beam, mains connected smoke alarm, ceiling light point, access to loft space, double radiator with thermostat and brick mullioned window to side. Stripped wooden panelled doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom.



BEDROOM ONE

3.33m into wardrobe x 3.28m (10'11" into wardrobe x 10'9")

Brick mullioned window overlooking the front, double radiator with thermostat, exposed beam, ceiling light point and two full height fitted double wardrobes with hanging space and shelving.



BEDROOM TWO

3.71m maximum x 2.72m (12'2" maximum x 8'11")

Double glazed window to rear, decorative cast-iron fireplace with quarry tiled hearth, double radiator with thermostat, exposed beam, ceiling light point and TV aerial point.



BEDROOM THREE

3.30m maximum x 2.49m (10'10" maximum x 8'2")

Brick mullioned window to side, double radiator with thermostat, exposed beam, TV aerial point and ceiling light point.



BATHROOM

2.51m x 1.91m (8'3" x 6'3")

Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap, shower attachment, canopy style 'rain' shower head and glazed shower screen; fitted worktop with inset wash hand basin, mixer tap and storage cupboards beneath; and low level WC. Attractive wall tiling to bath and shower area, electric shaver point, extractor, ceiling light point, column style radiator with chrome towel rail, tiled floor, fitted shelving and double glazed window overlooking the rear.



OUTSIDE

The property is located along Old Lane and is approached via a gated gravelled driveway which leads to a turning area. To the front there is a lawned garden with mixed hedging. To the rear there are further lawned areas and an Indian stone flagged patio with brick walling enjoying bi-folding doors from the Dining Kitchen. Exterior sensor lighting to side and rear. Oil storage tank. Adjacent to the property there is large paddock with gated access onto Old Lane. There is also a brick-built barn with lean-to garage and an annexe.

PATIO AREA



BARN

6.48m x 4.01m overall (21'3" x 13'2" overall)

Brick built barn divided into two store rooms with a mezzanine area.

LEAN-TO WOODEN GARAGE

5.33m x 3.40m (17'6" x 11'2")

With double opening wooden doors.



ANNEXE



LIVING AREA

4.27m x 4.09m (14' x 13'5")

Decorative brick fireplace with flagged hearth and wooden mantel, high ceiling with LED ceiling spotlights and exposed beam, double glazed window to side, TV aerial point, wood effect flooring, fitted worktop with double cupboard, drawers and space for fridge beneath, and double opening double glazed French doors to outside.



BEDROOM AREA

2.69m x 2.21m (8'10" x 7'3")

Vaulted ceiling with double glazed Velux roof light, fitted window and fitted window blind, exposed beam, double radiator with thermostat, tall double glazed window, small double glazed window and wood effect flooring. Sliding door to:



SHOWER ROOM

2.21m x 1.45m (7'3" x 4'9")

Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with Triton shower and curved glazed sliding doors; vanity unit with wash hand basin, mixer tap, tiled splash-back and storage cupboard beneath; and low level dual-flush WC. Double radiator with thermostat, tiled floor, electric shaver point, extractor, small double glazed window with obscured glass and vaulted ceiling with recessed LED ceiling spotlights, exposed beam and double glazed Velux roof light.



PADDOCK



VIEW TO REAR



PLANNING PERMISSION

Planning permission REF: 14/03857/FUL was granted on 5th March 2015 for a two storey side and rear extension and conversion of out-building to accommodation. (The out-building has already been converted). A copy of the architects drawings is available from the office.

AGENT'S NOTES

- * Council Tax Band E - Cheshire West and Chester.
- * Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that mains electricity and water are connected.
- * Private septic tank drainage.
- * The property is on water rates.
- * The property has a burglar alarm.
- * During 2015 - 2019 the property has been subject to a comprehensive scheme of modernisation and improvement to include: re-wiring with a new electrical connection; new plumbing and central heating system; modern insulated floor; new drainage to septic tank; back to brick renovation and new plastering; new kitchen and new bathroom.
- *The accommodation also features bespoke metal

workings to include curtain poles and the balustrade on the landing.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across. Then take the turning left signposted Eccleston and Pulford onto the B5445. Follow the road, passing the entrance to Eaton Hall and the Grosvenor Garden Centre. On entering Pulford take the turning left at the garage into Old Lane. Continue along Old Lane into open countryside and the property will be found after 1/3 of a mile on the left hand side.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

PRIORITY INVESTOR CLUB

By arrangement with the Agent's Chester Office 01244 404040.

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FLOOR PLANS

Ground Floor

Approx. 50.6 sq. metres (544.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



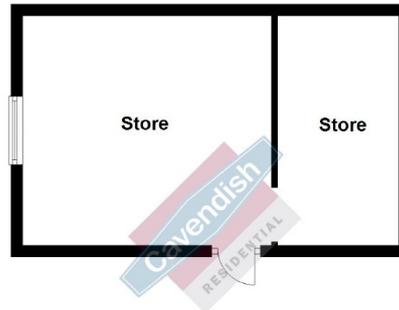
Annexe

Approx. 27.6 sq. metres (297.3 sq. feet)



The Barn

Approx. 25.8 sq. metres (277.6 sq. feet)



Total area: approx. 144.2 sq. metres (1552.7 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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Hope House

